

Engineering comments will be available at the DRC meeting.

Division: Fire

Member: Albert Weber
828-5875

Project Name: Golden Properties Inc.

Case #: 107-R-01

Date: 10-9-01

Comments:

Show fire hydrant location

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Golden Properties, Inc.

Case #: 107-R-01

Date: October 9, 2001

Comments:

No apparent interference will result from this plan at this time.

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Golden Properties, Inc.

Case #: 107-R-01

Date: 10/9/01

Comments:

1. Backout parking is allowed for residential uses, however there can be no more than 2 spaces in a row without an 8' wide peninsula tree island curbed at nose. Also, there must be a landscape area with a minimum width of 5' at the head of the parking spaces.
2. Indicate the species and size (trunk diameter) of all existing trees on site. If there are any desirable existing trees that can be preserved by a reasonable modification of the site plan, they should be preserved. All Tree Preservation Ordinance requirements apply. If there are trees which are good candidates for relocation, they should be relocated. Otherwise, equivalent replacement for removed trees to be above min.site Code requirements. Removal of any "speciman trees" to be by payment by cash value only to the tree canopy trust fund.
3. To satisfy street tree requirements, additional street trees will be required. Non-shade trees (such as Tabebuia) should be spaced approx. 20' on center.
4. Landscape plans to contain the name of the Landscape Architect who prepared the plan.
5. Min. ht.of required trees is 10'.
6. Indicate the requirements for irrigation, including the requirement for a rain sensor.

Division: Planning

Member: Kevin Erwin
828-6534

Project Name: Golden Properties, Inc.

Case #: 107-R-01

Date: October 9, 2001

Comments:

1. This is a new use and must meet all current code requirements.
2. Cluster Home developments require review and approval as a Site Plan Level III. A separate application and fee are required. Pre PZ sign-offs must be obtained from all DRC members who have comments prior to submitting for Planning and Zoning Board.
3. Provide a point by point narrative of how this project complies with Sec 47-18.9 Cluster Homes.
4. Provide a narrative demonstrating how the architectural style is compatible with the surrounding development per Sec 47-18.9.C.5.
5. Pursuant to Sec 47-20.15.2 engineering approval is required for backout parking.
6. Discuss curb cuts and curb and gutter requirements with Engineering Rep.
7. Dimension to center line of all adjacent roadways.
8. Indicate the zoning designation of all adjacent properties and show building outlines of all adjacent buildings.
9. Indicate location of all exterior doors on the site plan.
10. Dimension all sidewalks on the site plan.
11. Indicate the setback to the gazebo and provide an elevation drawing of the gazebo. The height of the gazebo cannot exceed 12 feet.
12. Show the location of all exterior lighting and provide shielding to limit glare on adjacent properties.
13. Discuss the required width of the landscape islands with the Landscape Rep.
14. Discuss sight triangle requirements with the Landscape and Engineering Reps.

15. In accordance with Sec 47-18.9.B.6, any building facing a public right-of-way shall be considered the front façade for those units. Each dwelling unit must have, on the front façade, its own principle entrance.
16. Provide a copy of the most recent recorded plat and any subsequent amendments.
17. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
18. Additional Comments may be forthcoming at the DRC meeting.

Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Golden Properties, Inc

Case #: 107-R-01

Date: October 9, 2001

Comments:

Wall or fence should control rear Perimeter.

All windows and sliding glass doors should adhere to SFBC standards.

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Golden Properties, Inc.

Case #: 107-R-01

Date: 10/9/01

Comments:

1. Cluster homes require Site Plan Level III review in accordance with section 47-24.1 Table 1 Development Permits and Procedures Item #30.
2. In accordance with section 47-20.2 Table 1 Parking and Loading Zone requirements cluster homes without attached garages shall provide two (2) parking spaces per dwelling unit + 0.25 per dwelling unit for guest parking.
3. In accordance with section 47-18.9.B.6 any building facing a public right-of-way shall be considered the front façade for those units. Each dwelling unit must have, on the front façade, its own principal entrance, provide an entrance on N.E. 13th ST.
4. Vehicle access, pedestrian access easements and maintenance agreements shall be reviewed and approved by the City Attorney and recorded by the applicant prior to Certificate of Occupancy.
5. Additional comments maybe forthcoming at the DRC meeting.